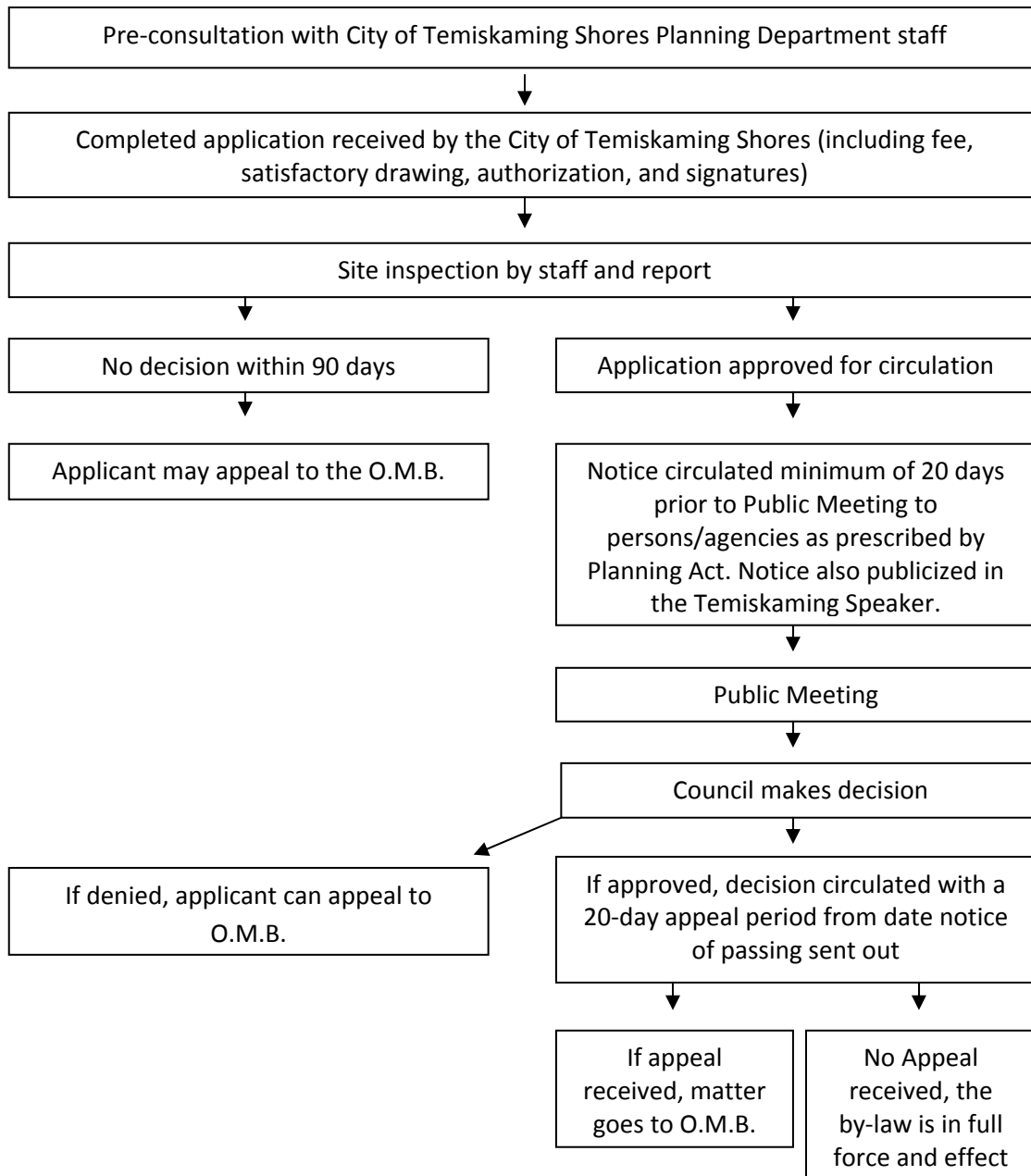


The City of Temiskaming Shores  
 P.O. Box 2050, 325 Farr Drive, Haileybury, Ontario POJ 1K0

**ZONING BY-LAW AMENDMENT FLOWCHART**  
**Under Section 34 of the Planning Act**



**The City of Temiskaming Shores**  
P.O. Box 2050, 325 Farr Drive, Haileybury, Ontario P0J 1K0

## **ZONING BY-LAW AMENDMENT QUICK FACTS**

### **Under Section 34 of the Planning Act**

#### **What is a zoning by-law?**

A zoning by-law is a set of standards which implement the Official Plan policies. It is very specific on such items as the permitted uses of land, location of buildings, and the density of buildings.

#### **What is a zoning by-law amendment?**

When a proposal cannot meet the requirements of the by-law or a new use of the land is being proposed, the by-law requires an amendment. If the proposal requires a change of use or a zoning by-law amendment this is referred to as a zoning by-law amendment or rezoning.

In accordance with the Planning Act R.S.O. 1990, as amended, applications are received and circulated to certain agencies and neighbouring property owners within the immediate vicinity. A public meeting is held, and Council makes a decision based on comments from the various agencies, neighbours, and the Planning Department.

#### **Items considered when reviewing a zoning by-law amendment:**

A review of an application and the circulation to other agencies would include, but are not necessarily limited to, the following:

- consistency with the Provincial Policy Statement
- conformity with the Official Plan,
- compatibility with surrounding land uses,
- impact on neighbours,
- affect on the natural environment including: floodplains, wetlands, mineral aggregates,
- visual impact,
- impact on roads,
- past decisions on similar matters.

#### **Submission requirements:**

1. Fee: \$650.00 + 5% GST
2. Completed Application Form
3. **Concept / Plan Showing:** location of property, property boundaries, north arrow, scale, location of existing and proposed buildings, details of proposed buildings (size, height), location of buildings on abutting properties.

**Length of Time for Approval:** This depends on the complexity of the proposal, but the process usually takes three (3) to four (4) months.

**Submit to:** Senior Policy Planner, City of Temiskaming Shores, P.O. Box 2050, 325 Farr Drive, Haileybury, ON P0J 1K0